

APPROVED

8-18-2020

BATTLEMENT MESA
Service Association

BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
July 17, 2020

Present:

Laurel Koning	President, Battlement Creek Village
John Shepherd	Sec/Treasurer, Canyon View Village
Dianna Arnett	Director, Tamarisk Village
Al Reuter	Director, Eagle's Point
Brad Gates	Director, Fairways
John Keller	Director, The Reserve
Penny Roehm	Director, Valley View Village
Bob Arrington	Director, Willow Creek Village
Robert Cizik	Director, Mesa Ridge Townhomes

Absent Board Members:

Eric Schmela	Declarant, Battlement Mesa Partners
Dale Johnson	Director, Princeton Management Properties
Amy Provstgaard	Vice President, Tamarisk Village
Robert Gross	Director, RHP Properties
Justin Caselman	Director, Stone Ridge Village

Also Present:

Steve Rippy	Association Manager
Vinnie Tomasulo	Assistant Association Manager
Sherry Loschke	Administrative Assistant

COMMUNITY MEMBERS PRESENT: Keith Sheppelman from Stone Ridge Village, Marla and Tony Haschke from Monument Creek Village and Mary and Bob Campbell from Stone Ridge Village.

OWNERS OPEN FORUM- Tony Haschke was concerned that Parachute wants to merge with Battlement Mesa. He also wanted to know why they got a certified letter. Mr. Rippy explained Battlement Mesa Service Association had nothing to do with the distribution of the certified letter that it was Battlement Mesa Company. Battlement Mesa Company wants to annex some of the property they own into the Town of Parachute.

A letter was distributed To the Board of Directors from Eleanor Nelson encouraging the Board to support a policy that would require residents to wear masks in public places due to the COVID-19 pandemic. President Koning noted that the BMSA has no governmental authority and that Colorado Governor Polis had recently taken executive action requiring masks in public places throughout Colorado.

CALL TO ORDER- President Koning called the meeting to order at 9:00 a.m.

DISCLOSURE OF CONFLICT- None

QUORUM - A quorum was established for the regular meeting.

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The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

PHONE: 970.285.9432 FAX: 970.285.9631 EMAIL: BMSA@BattlementMesaColorado.com WEB: www.BattlementMesaColorado.com

KIRBY WYNN-GARFIELD COUNTY OIL & GAS LIAISON- Reported that Garfield County has donated \$500,000 to spend on Oil and Gas.

June 16, 2020 REGULAR MEETING MINUTES- Director Shepherd made the motion to approve the minutes of the regular meeting, Director Arrington seconded, with the addition of Director Arrington's comments. The motion passed unanimously change.

FINANCIAL REPORTS- Director Arrington made the motion to accept the financials for June 30, 2020 Director Gates seconded. The motion passed unanimously subject to audit.

COMMITTEE REPORTS

Finance Committee- See attached written report

Architectural Committee- A motion was made by Director Gates to appoint Vinnie Tomasulo to the Architectural Committee it was seconded by Director Arnett. The motion passed unanimously.

Covenant Control Committee- See attached written reports

Oil & Gas Committee- Nothing New To Report

Associated Governments of Northwest Colorado- Nothing New To Report

EAB- June Meeting was cancelled because of Coronavirus.

Manager Report- Mr. Steve Rippy reported that a straw poll vote of homeowners in Tamarisk Village was conducted as to whether the Architectural Standards should be modified to allow metal roofing on homes in Tamarisk Village. Ballots were mailed to all 181 property owners and 53 ballots (29%) were returned by the July 10th deadline. The results of the returned ballots were 45 (85%) in favor of allowing metal roofs and 8 (15%) were opposed to metal roofing. Although the overall number of returned ballots is disappointing there is sufficient data to make a relative assessment that the majority of homeowners in Tamarisk Village support modifying the architectural standards to allow metal roofing. The Board directed Mr. Rippy to draft a Resolution that amends the Architectural Standards to allow metal roofs in Tamarisk Village.

The BMSA 2019 Preliminary Financial Audit is in this July's packet. Once the review is complete any necessary changes will be incorporated into the document and a final draft will be presented at the August meeting for the Board to approve.

A large section of the community fence was repaired and rebuilt this past month in the Tamarisk Meadows area. A section of the community fence approximately 16' in length was rebuilt due to the condition of the fence and the growth of a large cottonwood tree. Similar to the fence that was rebuilt in Monument Creek Village last summer several new posts were placed to allow separation from a large cottonwood tree that is pushing the fence outward and causing damage. Rather than removing the large healthy tree the fence was moved outward about 24" to accommodate the tree and allow the fence to be rebuilt and maintained. A new bench was installed near the entry to Eagle's Point to accommodate parents and children that gather at this location to catch the school bus. A trash can will also be installed near the bench in a few weeks.

DECLARANT REPORT- None

NEW BUSINESS- None

UNRESOLVED/WORKING ITEMS- None

OTHER BUSINESS-None

ADJOURNMENT- The meeting adjourned at 10:25 am.